



गोवा GOA

710593

Serial No. 1257 Date of Vendor, Paraji Date 11/4/22

Value of Stamp Paper ₹ 500 Name of Purchaser Rajesh Jadhav

Residence _____ Name of Father _____

Purpose _____ Transacting Parties: _____

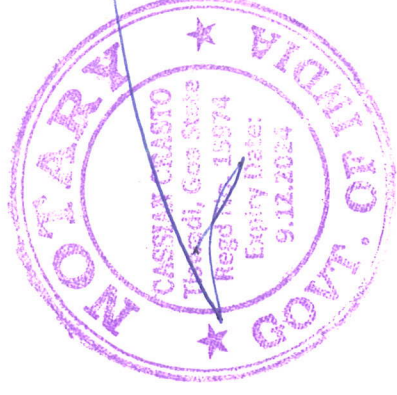
NR _____

Sign of Purchaser

Sign of Stamp Vendor

Marginal No. 1257 for

License No. AC/2017/196/174769



AFFIDAVIT CUM DECLARATION

FORM 'II'
[See rule 3(6)]

Affidavit cum Declaration of Mr. Rajesh Sadanand Sheth, Director of Jai Bhuvan Builders Private Limited, promoter of the project "Emerald Valley" sub divided land of the property bearing Sy No. 291/1-A Part of village carambolim, duly authorized by the promoter of the proposed project Having its office at Hno. 468 Office SM/101, Nova Cidade Complex. Alto Porvorim, Bardez, North Goa, Goa, 403521.

I, Mr. Rajesh Sadanand Sheth, son of late Mr. Sadanand S. Shet, aged 50, Indian national, duly authorized by the promoter of the proposed project do hereby solemnly declare undertake and state as under:

1) That the promoter has a legal title Report to the land on which the development of the project is proposed

AND

a legally valid authentication of title of such land along with an authenticated copy of the agreement between such owner and promoter for development of the real estate project is enclosed herewith.

2) That the project land is free from all encumbrances.

3) That the time period within which the project shall be completed by the promoter from the date of registration of project is 30TH April 2024, further to grant of extension in accordance with GOA RERA Rules AND RERA CENTRE ACT.

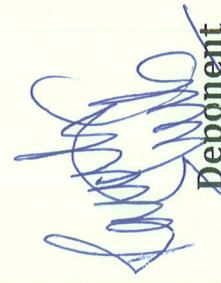
4) That seventy per cent of the amounts to be realized hereinafter by the promoter for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose.

5) That the amounts from the separate account shall be withdrawn in accordance with section 4 (2) (I) (D) read with rule 5 of the Goa Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate Agents, Rates of Interest and Disclosures on Website) Rules, 2017.

6) That the promoter shall get the accounts audited within six months after the end of every financial year by a practicing Chartered Accountant, and shall produce a statement of accounts duly certified and signed by such Chartered Accountant, and it shall be verified during the audit that the amount collected for a particular project have been utilized for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of project.

- 7) That the promoter shall take all the pending approvals on time, from the competent authorities, subject to delay if any, attributable to the Authorities.
- 8) That the promoter shall inform the Authority regarding all the changes that have occurred in the information furnished under sub-section (2) of section 4 of the Act and under rule 3 of the said Rules, within seven days of the said changes occurring.
- 9) That the promoter has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
- 10) That I/the promoter shall not discriminate against any allottee at the time of allotment of any plot as the case be.




Deponent

Verification

The Contents of my above Affidavit cum Declaration are true and correct and nothing materials has been concealed by me therefrom.

Verified by me at Panaji on this 30th Day of May 2022.


CASSIAN CRASTO
Advocate & Notary
Panaji, Tiswadi, Goa.



Solemnly affirmed before me by
Mr. Rajesh
Sadanand Sheth
Reg. No: 3426 Date: 30/05/2022
known/identified to me by


CASSIAN CRASTO
Advocate & Notary
(Govt of India)
Panaji, Tiswadi, Goa